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Miss Alexandra Martin
LUC
250 Waterloo Road
London
SE1 8RD

Letter Printed 10 June 2022

FOR DECISION DATED
10 June 2022

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 21/1537/FUL
Your ref:
Our ref: DC/KNP/21/1537/FUL/FUL
Applicant: Mr John Loveland
Agent: Miss Alexandra Martin

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **29 April 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Kings House School 66-68 Kings Road Richmond TW10 6ES

for

Demolition of a number of existing school buildings; erection of a new two and three story teaching block to include teaching classrooms, music and drama spaces; link between the new teaching block and the existing sports hall which will be extended; internal refurbishment works to existing main school buildings including enlarging the dining hall and library; installation of a sprinkler tank and pump room; reconfigured outdoor playspace; and associated landscape works.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 21/1537/FUL

APPLICANT NAME

Mr John Loveland
Kings House School
68 Kings Road
Richmond
TW10 6ES

AGENT NAME

Miss Alexandra Martin
250 Waterloo Road
London
SE1 8RD

SITE

Kings House School 66-68 Kings Road Richmond TW10 6ES

PROPOSAL

Demolition of a number of existing school buildings; erection of a new two and three story teaching block to include teaching classrooms, music and drama spaces; link between the new teaching block and the existing sports hall which will be extended; internal refurbishment works to existing main school buildings including enlarging the dining hall and library; installation of a sprinkler tank and pump room; reconfigured outdoor playspace; and associated landscape works.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U0129456	NS24 External Illumination
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U0129459	NS27 Garden Area
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INFORMATIVES

U0058672	Off-site trees
U0063103	NS01 Applicant's Advice - Green Wall
U0063104	NS02 Applicants Advice - Neighbourliness
U0063105	NS03 Applicant's Advice - SuDS
U0063112	Composite Informative
U0063107	IL13 S106 Agreement
U0063108	NS05 Construction Management Plan
U0063109	NS06 Badgers
U0063111	NPPF Approval
U0063106	NS04 Felling of trees

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0129431 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

KHS-DMA-XX-01-DR-A-02603 Rev P7; KHS-DMA-XX-01-DR-A-03003 rev P3; KHS-DMA-XX-01-DR-A03203 Rev P15; KHS-DMA-XX-01-DR-A-03502 P9; KHS-DMA-XX-02-DR-A-02604 Rev P8; KHS-DMA-XX-02-DR-A-03004 Rev P3; KHS-DMA-XX-02-DR-A-03204 Rev P14; KHS-DMA-XX-02-DR-A-03503 Rev P9; KHS-DMA-XX-B1-DR-A-02601 Rev P6; KHS-DMA-XX-B1-DR-A-03201 rev P10; KHS-DMA-XXGF-DR-A-02101 Rev P2; KHS-DMA-XX-GF-DR-A-02102 Rev P3; KHS-DMA-XX-GF-DR-A-02103 P6; KHS-DMA-XX-GF-DR-A-02104 Rev P2; KHS-DMA-XX-GF-DR-A-02151 P6; KHS-DMA-XX-GF-DR-A02602 Rev P8; KHS-DMA-XX-GF-DR-A-03202 Rev P17; KHS-DMA-XX-GF-DR-A-03501 Rev P10; KHS-DMA-XX-RF-DR-A-03005 Rev P4; KHS-DMA-XX-RF-DR-A-03205 Rev P9; KHS-DMA-XX-RF-DR-A-03504 Rev P3; KHS-DMA-XX-ZZ-DR-A-04001 Rev P3; KHS-DMA-XX-ZZ-DR-A-04111 Rev P4 (1, A, B C and D only); KHS-DMA-XX-ZZ-DR-A-05001 Rev P2; KHS-DMA-XX-ZZ-DR-A-05051 Rev P3; and KHS-DMA-XX-ZZ-DR-A-05211 rev P3; received at the LPA on 30th April 2021

KHS-DMA-ZZ-DR-A-04102 rev P12 received at the LPA on 1st June 2021

KHS-DMA-ZZ-DR-A-04100 rev P18; and KHS-DMA-ZZ-DR-A-04101 Rev P20 received at the LPA on 2nd December 2021

KHS-DMA-XX-ZZ-DR-A05201 rev P7 received 22nd December 2021

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;

8. Details of any wheel washing facilities;
 9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
 10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
 11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
 12. Details of the phasing programming and timing of works;
 13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
 14. A construction programme including a 24 hour emergency contact number;
 15. See also TfL guidance on Construction Logistics Plans.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0129432 NS01 Construction Wildlife protection

- a) Prior to commencement of the development hereby approved, an Ecological Construction Method Statement is to be submitted to and approved in writing by the LPA. The method statement is to include but not be limited to tool box talks and good practice as specified by the ecology reports by The Ecology Consultancy.
 - b) Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.
- REASON: To prevent harm to terrestrial mammals and protect existing biodiversity.

U0129433 NS02 Bat Survey

Bats surveys as recommended by the Update Preliminary Ecological Appraisal dated 20/01/2021 shall be undertaken and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To preserve the ecological value of the site.

U0129434 NS03 Mixed biodiverse roof

Prior to commencement of the development hereby approved a scheme shall be submitted to and approved in writing by the LPA for a mixed green (wildflower) and brown biodiverse roof as shown on KHS-DMA-XX-GF-DR-A-02152 rev P4 with substrate of varying depths across the roof plate (between 50 - 150mm depth) and a mix of planted and bare areas. Full details of the biodiverse roof shall be provided, including:

- a. substrate type,
- b. species mix
- c. depth and contouring of substrate
- d. type of membrane
- e. how levels of light, moisture, aeration and nutrients will be achieved
- f. wildlife features and maintenance plan, including access
- g. details of attenuation

The approved scheme must be fully implemented prior to occupation of the hall/octagonal block/classroom block hereby approved and thereafter maintained in accordance with the approved details.

REASON: To enhance the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality

U0129435 NS04 Sustainable Urban Drainage Strategy

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings and supporting calculations shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks and responsibility for all drainage components shall also be submitted and approved in writing with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the hall/ octagonal/ classroom block and retained as approved.

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP21.

U0129436 NS05 Arboricultural Method Statement_AMS

Prior to the commencement of development, an Arboricultural Method Statement (AMS) based on the findings of the submitted AIA Ref: "Arboricultural Assessment Ref: NJCL 764, dated 25/01/2021" shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

(A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations

(B) Be written in conjunction with the schemes specific method of construction

(C) Outline any tree constraints and explain any impacts for both above and below ground.

(D) Detail all tree protection (including plans)

(E) Detail any special engineering for construction within the Root Protection Area (Including hard standing removal and foundation installation specifically).

(F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer

(G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

U0129437 NS06 Pre-Start Meeting

(A) Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be invited to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.

(B) Minutes from the meeting must be prepared and submitted to the Local Planning Authority Arboricultural Officer prior to the commencement of development.

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

U0129438 NS07 Site Monitoring (Trees)

Prior to the commencement of development, a scheme for Site Monitoring and Recording shall be submitted to and approved in writing by the Local Planning Authority. This shall detail:

(A) Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and monitoring and provide reports to the Local Authority Tree Officer.

(B) Details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.

(C) Details of induction procedures for all personnel in relation to Arboricultural matters.

(D) Timetable of events concerning the approved tree protection plans, including; initial implementation of the protective measures, the final removal of the protective measures and any incursion/alterations to accommodate site specific construction/demolition procedures as approved in the Arboricultural Method Statement and the level of supervision required.

(E) Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.

(F) Details when site monitoring will take place with the local Tree Officer either by site meetings or by some other pre-arranged agreement.

(G) Post development assessment of the retained and planted trees and any necessary remedial action.

(H) Record sheets of supervision, must be submitted to the Local Planning Authority within 48hrs of site visits.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U0129439 BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0129440 NS08 Details of Renewable Technology

No part of the hall / octagonal block / classroom block hereby approved shall be occupied until details of the photo-voltaic solar panels and air source heat pumps have been submitted to and approved in writing by the local planning authority. These shall include details of the design and location of the panels, including roof plans and manufacturers' specifications for the panels. The development shall be carried out in accordance with the approved details prior to occupation of the hall / octagonal block / classroom block and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development is built in accordance with approved sustainability documents and to ensure the proposed development does not prejudice the appearance of the locality.

U0129441 NS09 Hard and Soft Landscaping

(A) No development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power,

communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. Species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) Soft landscape works shall include full details of the proposed green wall(s), including plans and cross sections, the depth of growing substrate, maintenance and/or irrigation requirements, and plant species.

(D) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U0129442 NS10 Tree Planting and Maintenance Plan

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape.

Recommendations, and include:

A.Details of the quantity, size, species, and position,

B.Planting methodology

C.Proposed time of planting (season)

D.5-year maintenance and management programme.

For the avoidance of doubt, the scheme must include replacement of the young Holm Oaks as stated in para's 6.26-6.27 of the Kings House School, Richmond, Planning Statement dated April 2021.

2. Written and photographic confirmation of completion of the tree planting as specified in the submitted Tree Planting Scheme shall be submitted to the Local Planning Authority on completion.

3. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality

U0129443 NS11 Ecological Mitigation

No building hereby approved shall be occupied until:

a) All recommendations of The Ecology Consultancy Update Preliminary Ecological Appraisal dated 20/01/2021 are implemented in full.

b) All recommendations from Section 4 of The Ecology Consultancy Ground Level Tree Assessment dated February 2021 are implemented in full.

c) All recommendations from Section 5 of The Ecology Consultancy Preliminary Roost Assessment dated January 2021 are implemented in full.

d) Recommendations from Section 2 of The Ecology Consultancy Biodiversity Net Gain and Ecological Enhancement/Mitigation Summary dated January 2021 are implemented in full

e) All recommendations from The Ecology Consultancy Update Badger Survey dated 10.01.2021 to be implemented in full and a compliance report/copy of Natural England badger licence has been submitted to and approved in writing by the LPA

f) An ecological enhancement plan has been implemented in accordance with details to be submitted to and approved in writing by the local planning authority which includes details of specific location (including proposed height and aspect), specific product/dimensions and proposed maintenance aligned with the recommendations at (a) to (e) above.

REASON: To prevent harm to and protect existing biodiversity

U0129444 NS12 Blinds to Windows

Prior to first occupation of the music block and classroom block, the first and second floor window(s) in the south elevation(s) serving those classrooms shall be fitted with blackout blinds. The blinds shall be kept closed at any time that the lights are on in those classrooms after dusk or 5pm, whichever is the later.

REASON: To protect amenity.

U0129445 NS13 Plant Screening

Prior to the installation of the plant indicated on approved drawing KHS-DMA-XX-GF-DR-A-02103 P6 a scheme for screening such shall be submitted to and approved in writing by the Local Planning authority. The plant shall be installed in accordance with approved details prior to the first use of the plant equipment and thereafter retained as approved.

REASON: To protect the visual amenities of the site and neighbouring amenities.

U0129446 NS14 Demolition of existing extensions

The Arts Block and Classroom block hereby approved shall not be occupied until the existing rear extensions illustrated as music rooms and gym on the Ground Floor demolition plan (KHS-DMA-XX-B1-DR-A-02601 rev P8) have been demolished.

REASON: To preserve the character, appearance and setting of the site and conservation area in general.

U0129447 NS15 Noise Mitigation

a) The development hereby approved shall not be implemented other than in accordance with the details outlined in the Noise Report by Cundall doc reference 1018236-RPT-AS-001 rev P05 dated 10 February 2021 and shall thereafter be retained as approved.

b) Prior to the construction of the music and classroom blocks, details of the acoustic insulation and the attenuated ventilators and mechanical ventilation schemes for all relevant areas of the proposals shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved details.

c) Acoustic glazing within the music rooms shall be installed in accordance with the recommendations of the Noise Report prepared by Cundall Ref 1018236 Revision P05 Table 11 unless otherwise agreed in writing with the LPA

d) The sound energy level from music sources and/or amplified sound emanating from the music and classroom blocks shall not exceed the limits below:

08:00 to 19:00 - LAeq,5min EN shall not exceed the LA90,5min(*) as measured 1 metre from the façade of the nearest noise sensitive receptor.

Day/Evening - The EN shall not exceed NR 25 assuming windows open at the inside of the nearest noise sensitive receptor

(*) For assessment purposes the back ground noise level is assumed to be the most commonly

occurring value of the twelve 5 minute measurements during the last hour of operation of the premises
(i.e. school hours)

EN - Noise from music sources emanating from the school i.e. entertainment noise level
All openable windows shall remain closed during the use of amplified sound.

e) Prior to the occupation of the school buildings to which the application refers a commissioning acoustic test and report shall be undertaken in order to demonstrate that condition (a) and (b) above has been achieved, and the results submitted to and approved in writing by the Local Planning Authority. If any further mitigation is required to demonstrate the above compliance, a scheme shall be outlined including timeframe for implementation. Such a test must as a minimum incorporate sound pressure data representative of noise levels likely to be procured at the premises, and including where necessary the performance of any acoustic attenuation at representative frequencies, particularly in respect of low frequency noise in the region of 40Hz to 160 Hz.

REASON: To preserve the amenities of nearby occupants

U0129448 NS16 Noise Management Plan

1. Prior to first occupation of the music block and classroom block, a Noise Management Plan (NMP) shall be submitted to and approved by the Local Planning Authority. The Noise Management Plan must set out how the management of these buildings shall be undertaken to minimise the noise impact upon neighbouring residents and include as a minimum, written details of the following information:

- i. Details of the measures to be taken to prevent fugitive noise emissions from classrooms and music rooms.
- ii. Hours of use and noise mitigation measures for evening/weekend use outside the hours of 8am to 6pm Monday to Friday and 8am to 1pm Saturday.
- iii. In the event of complaint the mechanism by which such complaints are logged, investigated and actions taken recorded.
- iv. Details of periodic noise monitoring to ensure the limits set out by condition "Noise Mitigation" are met
- v. The NMP shall be made available upon request by the Environmental Health Department in the event of complaint

2. The music block and classroom block shall not be occupied other than in accordance with the approved details.

3. Within 6 months of first occupation of the music and classroom blocks hereby approved, the records of any complaints with clear actions and timeframes to manage and mitigate future noise complaints shall be submitted to and approved in writing by the LPA. Following approval, the actions shall be implemented in accordance with the approved plan.

4. The records shall be annually revised and a written review of the findings shall be submitted and approved by the Local Authority by the anniversary of its first approval and yearly thereafter. This review cycle shall continue for 3 years and any approved mitigation and actions shall be implemented within three months of the date of approval.

REASON: To preserve the amenities of nearby occupants

U0129449 NS17 NRMM

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590.

Where these standards are succeeded, they should be applied when reasonable.

Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels.

Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being

sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours

U0129450 NS18 Details

The fire escape stair and alterations to fenestration on the existing buildings at no. 66 and 68 shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0129451 NS19 Sprinkler Tank and Pump Room

A. The Sprinkler Tank and Pump Room shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the siting, cubic capacity, design and external finishes thereof including any flues, grilles or associated features.

B. The use of the Sprinkler Tank and Pump Room shall not commence until a scheme for the control of noise and vibration of any plant to be used in pursuance of this operation has been submitted to and approved in writing by the local planning authority. This shall then be so installed prior to first use of the plant and this shall be so retained and operated in compliance with the approved scheme.

REASON: a) To ensure that tree (s) are not damaged or otherwise adversely affected by building operations and to safeguard the appearance of the locality; and b) To preserve the amenities of nearby occupants

U0129452 NS20 Mechanical Noise

1. Prior to the operation of any building service plant hereby approved, a scheme shall be submitted to and approved in writing by the local planning authority for the control of noise from building services plant which demonstrates that the following noise design requirements can be complied with:

a) The cumulative measured or calculated rating level of noise emitted from the building services plant shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b) All plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings

2. A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning in order to demonstrate that 1(a&b) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

The plant shall thereafter not be operated unless in accordance with the approved details.

REASON: To preserve the amenities of nearby occupants

U0129453 NS21 Pupil Numbers

The number of pupils on the school roll of the site at 66-68 Kings Road shall at no time exceed 230.

REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

U0129454 NS22 Alterations and Extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To preserve the character, appearance and setting of the site and conservation area in general and the amenities of nearby residents

U0129455 NS23 Sustainability

a) The development hereby approved shall achieve BREEAM Rating 'Excellent'; in accordance with the BREEAM Summary report by Cundall dated 11th January 2021 (Doc Ref: 1018236-RPT-SU-002 Rev C) & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

b) The development hereby approved shall achieve a minimum 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013) in accordance with the Energy and Sustainability Statement by Cundall dated 5th December 2019 (doc ref: 1018236 -RPT-SU-002 Rev A)

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0129456 NS24 External Illumination

Any external illumination shall not be carried out except in accordance with details giving the location, method, technical specifications, lux plan and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority. The details should accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there should be no upward lighting or lighting onto the open sky or potential roost features on buildings or trees.

REASON: To protect/safeguard bats and the amenities of the locality.

U0129457 NS25 Hours of Use

No persons shall be present in the hall, classroom block or Octagonal/music block hereby approved after 10:30pm on any night.

REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers, or the area generally.

U0129458 NS26 Windows

a) All windows on the proposed octagonal classroom block shall at no time be openable. The first and second floor south-east, south-west and south-east windows of this building shall at no time be glazed, otherwise than in obscured glass below a minimum height of 1.75 metres (5'7") above the relevant floor level.

b) The first floor south facing windows to the two storey classroom block hereby approved shall at no time be glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

c) Prior to the installation of the first floor south facing windows to the two storey classroom block, details shall be submitted to and approved in writing by the LPA of the restrictors to be fitted to the windows to maintain privacy for neighbouring occupiers. The windows shall thereafter be installed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

GD01A Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0129459 NS27 Garden Area

The garden space to rear of No. 66 Kings Road identified on drawing KHS-DMA-XX-GF-DR-A-02151 rev P8, shall at no time be used as playspace or by students or visitors to the School.

REASON: To ensure the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

U0129460 NS28 Plant and Extract

No externally mounted building services plant apparatus, ducting or equipment shall be erected, placed or fixed to any part of the roof of external faces of the building, otherwise than as agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring properties and the area in general.

U0129461 NS29 Fire Safety

The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy doc ref 1018236-KHS-PFSS-001 rev C dated 8th February 2022. unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12 and D5.

DETAILED INFORMATIVES

U0058672 Off-site trees

The Council will review the opportunities for delivering the off-site tree planting contribution within the locality, prioritising any opportunities within the St. Matthias Conservation Area.

U0063103 NS01 Applicant's Advice - Green Wall

With respect to the Hard and Soft Landscaping condition part (c), the applicant is advised the green wall is acceptable as trellis with climbing plants on the east elevation of the classroom block. The following species are suggested for the green wall: hедера helix (ivy), jasmine (non-native evergreen), honeysuckle. A sufficient flower bed size must be demonstrated.

U0063104 NS02 Applicants Advice - Neighbourliness

The consultation responses arising from the application have raised numerous issues concerning neighbourliness. The applicant is recommended to work positively and proactively with their neighbours and the local community to address these issues. The applicant is reminded that the Planning Committee have previously recommended a Residents Forum to facilitate this and recommend that special consideration is given to the following:

a) Encouraging parents and visitors to park responsibly, including by employing a staff member to marshall parking at peak periods.

b) Minimising the disturbance caused by out-of-hours usage of the school facilities, including by restricting usage to no more than existing levels, no more than 4 Sundays per annum and none on Bank Holidays and by preparing and implementing an addendum Travel Plan for the out-of-hours activities

U0063105 NS03 Applicant's Advice - SuDS

The applicant is advised to follow the guidance set out in the Council's SFRA and Planning Guidance Document on delivering SUDS in Richmond.

U0063112 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework

London Plan Policy D12

Local Plan Policy

Land use and principle of development LP28, LP29, LP30, LP39

Design and heritage assets LP1, LP2, LP3, LP4, LP39

Residential amenity LP8, LP10

Transport and highways LP44, LP45, LP24

Trees and Biodiversity LP15, LP16

Sustainability LP20, LP 21, LP22, LP23

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

U0063107 IL13 S106 Agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U0063108 NS05 Construction Management Plan

The construction and demolition management plans must contain the following information:

1. A description of the type of vehicles used throughout the different phases of the project
2. An estimate of the number of vehicular trips that the project will generate per working day, particularly during the AM and PM weekday peak hours during each phase of the project
3. Details of the access to and egress from the site for demolition and construction vehicles
4. Details of any on-street vehicular parking spaces that need to be suspended and when
5. Details of how demolition and construction workers will get to and from the site. They will not be able to purchase business parking permits within the CPZ.
6. Details of where the material loading/unloading area will be and where the materials storage and employee welfare facilities will be.
7. Details of wheel-washing facilities for vehicles egressing the site.

For more information on how to prepare a construction logistics plan please see the link below:

<http://content.tfl.gov.uk/construction-logistics-plan-guidance.pdf>

The existing vehicular cross-over access to and egress from the site on Kings Road is paved and this paving will need protecting from damage by heavy vehicles throughout the construction and demolition periods. The applicant will need to apply to Richmond

Council's Traffic and Engineering Department to install temporary cross-overs at this location.

U0063109 NS06 Badgers

The applicant is reminded that a badger licence can be applied for at any time of year, however the licenced removal of a badger sett can take place only between 1st July and 30th November. Any sett destruction occurring outside of these months is a criminal offence.

U0063111 NPPF Approval

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0063106 NS04 Felling of trees

No trees shall be felled other than outside the bird nesting season, unless in the supervision of a qualified ecologist.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/1537/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ